

Better Housing Foundation



BETTER HOUSING FOUNDATION

Lindran Properties LLC

BHF Chicago Housing Group B LLC

BHF Chicago Housing Group C LLC

Rehabilitation Plan

April 24, 2019

Presented by:

Clark Hill PLC

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Combined Portfolio Rehabilitation Costs

Combined Portfolio – All Rehabilitation Costs

Portfolio A	\$ 17,421,128.70
Portfolio B	\$ 21,371,151.42
Portfolio C	\$ 6,337,353.06
Grand Total	\$ 45,129,633.19

Combined Portfolio – Violation Costs

Portfolio A	\$ 8,578,469.82
Portfolio B	\$ 7,787,568.82
Portfolio C	\$ 2,268,367.47
Grand Total	\$18,634,406.11

LINDRAN PROPERTIES LLC

Lindran Properties LLC – Rehabilitation Costs

Property Address	Current Code Violation
1516 E 70th Street	\$ 21,956.48
1704-10 E 77th/7655-57 S East End Avenue	\$ 650,249.60
1745-57 E 69th/6900-06 S Cregier Avenue	\$ 620,822.72
2025-35 E 72nd Street	\$ 648,593.12
2050-60 E 72nd Place	\$ -
233-241 E 115th Street	\$ 68,467.84
62-80 E. 68th St/ 6752-54 S. Michigan Avenue	\$ 856,871.12
7250 S South Shore Drive	\$ 97,375.04
7451 S Eberhart Avenue /500-512 E. 75th Street	\$ 1,636,154.02
7500-04 S Cottage Grove Avenue /749-755 E. 75th Street	\$ 586,069.12
7719-23 S Yates Boulevard	\$ 531,007.40
7800 S South Shore Drive	\$ 1,596,976.64
7938-48 S. Greenwood (2 Buildings)	\$ 1,263,926.72
Total	\$ 8,578,469.82

Property Address	Property Total
1516 E 70th Street	\$ 468,283.65
1704-10 E 77th/7655-57 S East End Avenue	\$ 1,256,509.91
1745-57 E 69th/6900-06 S Cregier Avenue	\$ 1,275,593.54
2025-35 E 72nd Street	\$ 1,832,635.28
2050-60 E 72nd Place	\$ 289,055.76
233-241 E 115th Street	\$ 673,635.20
62-80 E. 68th St/ 6752-54 S. Michigan Avenue	\$ 1,406,335.28
7250 S South Shore Drive	\$ 1,841,359.41
7451 S Eberhart Avenue /500-512 E. 75th Street	\$ 2,131,087.50
7500-04 S Cottage Grove Avenue /749-755 E. 75th Street	\$ 993,624.91
7719-23 S Yates Boulevard	\$ 1,196,288.74
7800 S South Shore Drive	\$ 2,079,837.31
7938-48 S. Greenwood (2 Buildings)	\$ 1,976,882.21
Total	\$ 17,421,128.70

Lindran Properties LLC

Outstanding Repair Items & Timeline to Repair

1516 E 70th Street		
Portfolio: A		
Repair	Priority	Notes
New 12x24 Porcelain tile in ground floor lobby area per plans (Daltile Torreon)	current code violation	Assumes 30 SF per entry
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	4 Balconies and 2 Stairwells
Provide new thermally broken storefront entrance system	current code violation	Doors need new closers
Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors.	current code violation	Allowance per stairwell floor per entrance
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide and install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in unit closets - clearance issues
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 500 SF per floor of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 200 LF per floor of wall base; Labor and Material (\$1.50)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units	Systematic Repairs	\$700 per unit Material and Labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 10 LF/unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Provide and install new moisture-resistant painted MDF wood sills at windows, Extira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall	Systematic Repairs	Assumes 46 windows
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	mold. Assumes 6,000 SF total
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	Allowance per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 3,500 SF Masonry
Repair/replace existing metal soffit, eaves, or fascia	Systematic Repairs	25% Soffit 25% Eaves/fascia
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 46 windows
Demo/replace exterior 2-car garage(s).	Systematic Repairs	
Repair baseboard heat in corridors and units. Includes new covers.	Systematic Repairs	Assumes 55 LF per unit
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

1516 E 70th Street	Unit Count	Unit Type	Stories										
	8	1BR/1BA	2 + basement										
CODE VIOLATIONS	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	
Tile Flooring													
General interior common area / other minor building repairs													

1704-10 E 77th/7655-57 S East End Avenue		
Portfolio: A		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit 3rd Floor
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 3,000 SF Damage
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
All vertical joints at limestone to be scraped and new sealant to be installed	current code violation	
Repair/replace roofing w/ building code and energy code compliant	current code violation	Could not access roof. Roof leaking.
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor + 1 per entry
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 16 per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 5 per unit. 1708-1
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	Sewer leak and smell
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	And remaining unsanitary conditions like mold, etc
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Violations	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Violations	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Violations	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Violations	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Violations	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Violations	
Structural Engineer to review existing structure and foundation/footing conditions.	Secondary Violations	
Façade Examination	Secondary Violations	A+E
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Violations	Assumes 8 SF/opening
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Violations	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Violations	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Violations	Assume 2 per floor per entry
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	Secondary Violations	Allowance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Violations	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Violations	Allowance of 4 per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 560 SF per floor of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 150 LF per floor of wall base; Labor and Material (\$1.50)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	Systematic Repairs	
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	Systematic Repairs	Furnish and install
Repair enamel on existing cast iron tubs.	Systematic Repairs	
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	Systematic Repairs	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 9,300 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 165 windows
Camera scoping of basement sewer lines. (frequent back-ups in some lower units)	Systematic Repairs	Allowance

1704-10 E 77th/7655-57 S East End Avenue	Unit Count	Unit Type	Stories									
	17	1BR/1BA	3+ basement									
CODE VIOLATIONS	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
General plumbing repairs (if no permit required)												
Repair drywall (if remain occupied)												
Hardwire smokes / carbons	PLANS / PERMITS											
Replaces switches / outlets	PLANS / PERMITS											
Façade / masonry / lintel repair	PLANS / PERMITS											
Porch replace / repair	PLANS / PERMITS											
Roof												
General interior common area life / safety												
Eliminate sewage												

1745-57 E 69th/6900-06 S Cregier Avenue		
Portfolio: A		
Repair	Priority	Notes
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	6904-06 first and second floors
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	Unclear how many units affected
Tuckpoint/repair masonry	current code violation	Assumes 18,000 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel. 3rd Floor East
Significant brick repair/reconstruction of chimney and cap	current code violation	Allowance
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 181 windows
Repair/replace roofing w/ building code and energy code compliant	current code violation	Could not access roof
Flush radiators, install new traps. Repair if necessary.	current code violation	Allowance Per Unit. 1749-1
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	exposed wires, missing panel covers
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Repair leaky connections at baths and radiators, etc. Assumes 6 per unit.
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	Restore water. 6906-3. Allowance
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Façade Examination	Secondary Repairs	A+E
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repair	Assuming 590 SF per floor of living space; Labor and Material (\$4)
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repair	Assuming 590 SF per floor of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repair	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repair	Assumes 4 doors per unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repair	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repair	Assumes 100 SF per unit. Mold
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repair	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repair	Approximately 16 LF per opening - not at replaced windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repair	Assumes 181 windows
Repair/replace or install electrical receptacles and switches & wiring.	Systematic Repair	Some missing, loose or have sparks. Assume 22 per unit

[illegible]

2025-35 E 72nd Street		
Portfolio: A		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 14,700 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 192 windows
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor, 5 for basement
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	Secondary Repairs	
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	
Repair/replace existing dysfunctional plumbing & leaky connections.	Secondary Repairs	Assumes 5 per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	Allowance
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 770 SF per unit of living space; Labor and Material (\$4)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	
Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units	Systematic Repairs	\$700 per unit Material and Labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 8 LF/unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
Provide fiberglass bath tubs	Systematic Repairs	Furnish and install
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	

Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 4 per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 100 SF per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - Glass block and doors only
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Could not access roof but building mostly vacant due to leaks
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Systematic Repairs	Could not access roof
Repair baseboard heat in corridors and units. Includes new covers.	Systematic Repairs	Assumes 65 LF per unit
Replace Heating boilers	Systematic Repairs	(2) Boilers, 2017 Reconnect open exhaust into mech room

2025-35 E 72nd Street	Unit Count	Unit Type	Stories									
	18	2BR/1BA	3+ Basement									
CODE VIOLATIONS	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20
Repair damaged drywall												
Install hardwired smokes / carbons all apartments	PLANS / PERMITS											
Masonry repairs	PLANS / PERMITS											
Extermination												
Replace windows												
General interior common area / other minor building repairs												

2050-60 E 72nd Place		
Portfolio: A		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor, 5 for basement
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Provide new thermally broken storefront entrance system	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - Glass block and doors only

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233-241 E 115th Street		
Portfolio: A		
Repair	Priority	Notes
Provide and install new 12x12 Porcelain tile floor at bathrooms. Daltile Volume. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies per manufacturer install best practices prior to installation.	current code violation	Assumes 50 SF
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	Toilet Loose - 233 1st floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair water damage at entry ceilings and walls	current code violation	Assumes 50 SF per entrance
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	233 & 235 Bathroom floors rotting and caving
Facade Examination	current code violation	A+E - West Wall Buckling Out
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 36 windows - not including storefront
Repair dented/damaged window capping.	current code violation	West Elev - Metal Capping Loose
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	One per floor plus each commercial unit
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entrance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	Secondary Repairs	Commercial units - grease traps
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	commercial units
Provide cover for sump pit	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 800 SF per floor of living space; Labor and Material (\$4)
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 150 SF per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,600 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Infill A/C openings in each unit with insulated metal panel.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows

Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Partial Roof Access - needs resealing
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	Systematic Repairs	Rear Basement Access
Repair baseboard heat in corridors and units. Includes new covers.	Systematic Repairs	Install and Restore Baseboard Heaters. Electric wall heaters not working/safe.
Replace Heating boilers	Systematic Repairs	

233-241 E 115th Street	Unit Count	Unit Type	Stories										
	4	1BR/1BA	2										
CODE VIOLATIONS	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	
Tile Flooring													
Plumbing / electric repairs													
Masonry repairs		PLANS / PERMITS											
Foundation repair		PLANS / PERMITS											
General interior common area / other minor building repairs													

62-80 E. 68th St/ 6752-54 S. Michigan Avenue		
Portfolio: A		
Repair	Priority	Notes
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	current code violation	Assuming 120 SF per unit of living space; Labor and Material (\$4)
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	Unit 6752 - 1
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit. Unit 68E.
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E - lots of lintel issues, step fractures.
Tuckpoint/repair masonry	current code violation	Assumes 18,000 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance Replace residential railing
Significant brick repair/reconstruction of chimney and cap	current code violation	
Flush radiators, install new traps. Repair if necessary.	current code violation	Leaky Radiators
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Abate dangerous/ hazardous electrical service
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Provide hot water to all units.
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	provide cleanout covers. Sewer smell.
Replace Heating boilers	current code violation	Repair backflow preventer. Boiler from 2017
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assuming 80 openings at 8SF/ea
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Repair enamel on existing cast iron tubs.	Systematic Repairs	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 50 SF per unit
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 265 windows

[illegible]

7250 S South Shore Drive		
Portfolio: A		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Remove entry ramp and stair. Provide new 1:12 max concrete ramp with hand and guard rails at front and back entry. Landing to accommodate required door clearances.	current code violation	Allowance
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement and 1st Floor doors
Infill A/C openings in each unit with insulated metal panel.	current code violation	3 Openings per unit
Keep units vacant and secure building.	current code violation	provide relocation assistance
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Add 1:12 ramp with guard/hand rail into laundry room. Consider relocating laundry to ground floor or in-unit due to space limitations.	Secondary Repairs	Allowance
Area of Rescue Assistance with two-way communication is required at all floors of required vertical egress locations above grade. Consider taking space from units or corridor to accommodate.	Secondary Repairs	
Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes.	Secondary Repairs	
Provide modernization of existing elevator equipment and elevator cab upgrade	Secondary Repairs	Allowance
Provide new fire rated stairway doors and frames with lever hardware and closer.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 3 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Currently in unit closet - clearance not met
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Fire Protection System - Replace Pump and associated piping to meet current codes	Secondary Repairs	
Replace standpipe hoses	Secondary Repairs	
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	
Provide cover for sump pit	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 2,400 SF per floor of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	Systematic Repairs	
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	Systematic Repairs	Furnish and install
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 3 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 2 per unit
Provide and install new moisture-resistant painted MDF wood sills at windows, Extira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall	Systematic Repairs	Assumes 221 windows
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 100 SF per unit
Install new Interface House Pet/Super Flor carpet tile in corridors - 3 colors. Repair/replace subfloor as required	Systematic Repairs	Assumes 50 SF per floor
Repair concrete ceilings in boiler room areas (investigate drainage of parking area above). Replace or install waterproofing membrane under parking substrate.	Systematic Repairs	Allowance
Tuckpoint/repair masonry	Systematic Repairs	Assumes 18,000 SF masonry
Repair/replace existing metal soffit, eaves, or fascia	Systematic Repairs	Soffit at parking entry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per window
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Systematic Repairs	

[illegible]

7451 S Eberhart Avenue /500-512 E. 75th Street		
Portfolio: A		
Repair	Priority	Notes
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	Including Commercial Spaces
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 300 SF per Unit
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair water damage at entry ceilings and walls	current code violation	Assumes 250 SF per entry/ common stair
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Concrete Block, Ceiling Joists Exposed
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	current code violation	Allowance
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Allowance
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 17,100 SF Masonry
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 185 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 185 windows
Repair/replace roofing w/ building code and energy code compliant	current code violation	Could not access roof
Repair/replace Skylights	current code violation	508-10
Repair/replace gutters/scuppers and downspouts.	current code violation	
Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review.	current code violation	In Rear
Repair concrete/stone entry stoop/steps as needed.	current code violation	Basement Stair in Rear
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Basement Stair in Rear
Flush radiators, install new traps. Repair if necessary.	current code violation	Repair. Leaking and causing damage.
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 4 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Tenants need access - Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 20 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Rusted boxes, abate light fixtures hanging by wires, conduit pulled away, extension cords. Remove, abate open wiring.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Saddle Hub, Open Sewer. Assumes 6 per unit.
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Assuming 775 SF per unit of living space; Labor and Material (\$4)
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 925 SF per unit of living space; Labor and Material (\$4)

New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2” wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 8 LF
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	Systematic Repairs	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	Systematic Repairs	\$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Install new closet wire shelving @ all dwelling units and common area closets.	Systematic Repairs	Assumes 4 per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Camera scoping of basement sewer lines. (frequent back-ups in some lower units)	Systematic Repairs	Allowance

[illegible]

7500-04 S Cottage Grove Avenue /749-755 E. 75th Street		
Portfolio: A		
Repair	Priority	Notes
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	current code violation	Assuming 220 SF per floor of living space; Labor and Material (\$4)
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	current code violation	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 100 SF per unit
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs.	current code violation	Assumes 160 SF per entry
Façade Examination	current code violation	A+E
Tuckpoint/repair masonry	current code violation	Assumes 10,800 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	Residential and Commercial
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	current code violation	
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 126 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 126 windows
Repair/replace roofing w/ building code and energy code compliant	current code violation	Could not access roof. Building roof leaks.
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per floor
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair/replace damaged and deflecting stairs, risers, and treads.	Secondary Repairs	Inadequate head clearance at stair
Provide protection of underside of wood framed common stairs to comply with code.	Secondary Repairs	Assumes 1 stair. Patch repair.
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Secondary Repairs	Could not access roof
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entrance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Unsure of Panel Location
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	
New wood shaker style cabinetry at dwelling unit kitchens - all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms - Amberleaf, Echelon, or Procraft	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware		
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 8 LF
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	Systematic Repairs	
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Radiator leaks
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

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7719-23 S Yates Boulevard		
Portfolio: A		
Repair	Priority	Notes
Provide fiberglass bath tubs	current code violation	Furnish and install
Repair enamel on existing cast iron tubs.	current code violation	7721-1E
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Mold and Fire Damage. Assume 250 SF per unit. 3W & 1E
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair water damage at entry ceilings and walls	current code violation	Assumes 100 SF damage / stair
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	7721
Provide new thermally broken storefront entrance system	current code violation	
Remove existing security bars/ burglar gates on unit doors.	current code violation	
Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors.	current code violation	Peel/scrape and paint in halls
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	In-unit Furnace room doors & Basement doors
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E - lintels severely rusted, bowing, potentially failing
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Repair/replace fencing.	current code violation	Bent Pickets
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 150 windows
Repair/replace Skylights	current code violation	Broken
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Must be suitable for wet locations.
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 20 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Strap and secure raceway and armored cable. Repair and secure conduit and boxes. Confirm properly sized service.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 5 per unit. Faucets unable to be turned off, kitchen pipes leaking. Tub overflow covers missing.
Replace Furnace; reconnect any open ducts	current code violation	1 in each unit + 1 common. Repair back pitched flue in 7721.
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	assumes 8 SF/opening
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware		
Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units	Systematic Repairs	\$700 per unit Material and Labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 8 LF
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install

100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 3 doors per unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 17,800 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Could not access roof. Roof Leaks.

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7800 S South Shore Drive		
Portfolio: A		
Repair	Priority	Notes
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	current code violation	Furnish and install. Units 209,103,104.
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	Secure toilets
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit. Units 107, 209.
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove gas powered devices, excess debris, throughout basement.
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	Rusted, Loose and Pulling. Replace.
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	North Elevation Gate
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Fill all wall penetrations.
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Significant brick repair/reconstruction of chimney and cap	current code violation	Loose brick, missing mortar.
Repair/replace fencing.	current code violation	Over 5'. Reduce height or obtain permit. Secure chain link fence.
Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review.	current code violation	Approx. 450 LF of steel.
Repair concrete/stone entry stoop/steps as needed.	current code violation	Rusted metal casing.
Keep units vacant and secure building.	current code violation	Provide relocation assistance.
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 3 for basement
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	In basement
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	clearance issues. Some panels in Units.
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance + 5 for basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 18 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Deteriorating service conductors, raceways, boxes, and distribution equipment. Close Boxes.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Install vacuum breaker at hose bib. Inadequate water pressure. Assumes 5 per unit.
Replace Furnace; reconnect any open ducts	current code violation	(2) furnaces from 2018, tenants say not working. Unit 209,307,107.
Replace Heating boilers	current code violation	(2) new boilers. Install backflow preventer
Replace riser galvanized piping.	current code violation	Low water pressure throughout.
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	
Provide cover for sump pit	current code violation	Sump pits and catch basins missing lids
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Additional Signage per floor - corridor.
Remove existing security bars/ burglar gates on unit doors.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 620 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,000 SF Masonry
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	Unit Entry Doors (Front)
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per window
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 172 windows

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7938-48 S. Greenwood (2 Buildings)		
Portfolio: A		
Repair	Priority	Notes
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	current code violation	
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 150 SF per unit.
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	current code violation	
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	Doesn't have to be fire rated
Scrape and repaint/restain Stair handrails throughout - 100% no-VOC finishes.	current code violation	Allowance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	Stair Tower and Exterior Walkway Rail
Provide new fire rated stairway doors and frames with lever hardware and closer.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 6,150 SF Masonry
Repair/replace existing metal soffit, eaves, or fascia	current code violation	Eaves/fascia
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace missing and damaged window screens.	current code violation	Assumes 180 windows
Repair/rebuild existing exterior above-grade steel/concrete walkway. Requires structural review.	current code violation	Rusted
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 3 per basement
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 5 per unit. Leaky connections and clogged drains.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new secure entry gate. Gate to be ADA compliant where applicable.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entrance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide cover for sump pit	Secondary Repairs	
Repair water damage at entry ceilings and walls	Systematic Repairs	Stair Towers
Repair/replace damaged and deflecting stairs, risers, and treads.	Systematic Repairs	Repair concrete Treads/Risers in Stair towers
Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors.	Systematic Repairs	Allowance per floor per stair tower
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 180 windows
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Could not access roof. Roof Leaks.
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Systematic Repairs	Could not access roof
Repair baseboard heat in corridors and units. Includes new covers.	Systematic Repairs	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

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BHF CHICAGO HOUSING GROUP B LLC

BHF Chicago Housing Group B LLC– Total Rehabilitation Costs

Property Address	Property Total
139-141 W Marquette Road	\$ 401,712.64
1524 E 73rd Street	\$ 334,375.10
226-28 E 55th Place	\$ 247,465.12
2666 - 2670 E 78th Street	\$ 832,462.40
301 E 75th Street / 7500 S. Prairie Avenue	\$ 492,864.51
4236 - 4238 S Indiana Avenue	\$ 348,750.75
4326 S Michigan Avenue	\$ 672,556.86
435 E 71st Street	\$ 306,895.40
5116-5118 S Indiana Avenue	\$ 473,542.16
5119 - 5125 S Prairie Avenue (2 Buildings)	\$ 277,960.59
5156 S Indiana Avenue	\$ 328,067.49
5226-28 S Michigan Avenue	\$ 543,344.93
5600 S Michigan Avenue	\$ 359,884.90
5700 S Calumet Avenue	\$ 611,120.94
5701-07 S Calumet Avenue	\$ 85,640.02
5720 S Michigan Avenue	\$ 241,154.26
5832-36 S Michigan Avenue	\$ 524,051.81
5910 S King Drive	\$ 203,788.61
612-14 W 77th Street/7655-57 S Lowe Avenue	\$ 396,736.70
6123-25 S Prairie Avenue	\$ 376,163.87
614 E 71st Street (618-622 E. 71st St)	\$ 748,709.47
6207 S King Drive	\$ 621,697.41

6427-29 S Drexel Avenue	\$ 644,016.69
6540 S Ellis Avenue	\$ 228,519.54
6603 S Rhodes Avenue	\$ 496,183.97
6605-07 S Kimbark Avenue	\$ 254,214.46
6611-13 S Ellis Avenue	\$ 326,190.14
1152-56 E 67th / 6656-6658 S Woodlawn Avenue	\$ 495,095.89
6820 S Cornell Avenue	\$ 469,946.62
6857 S King Drive	\$ 691,346.54
6901-07 S Prairie Avenue / 309-11 E 69th St	\$ 1,035,290.26
2334-36 E 70th St/6948-52 S Oglesby Avenue	\$ 829,389.79
7018 S Clyde Avenue	\$ 398,058.64
7103 S Emerald/721-29 W 71st Street	\$ 490,941.70
7511 S Yale Avenue	\$ 1,002,821.30
7556 S Eggleston Avenue	\$ 460,131.17
7600 - 7632 S Stewart Avenue (3 buildings)	\$ 1,434,755.28
400-10 W. 77th / 7640 S Stewart Avenue	\$ 1,369,639.38
8030 S Yates Boulevard	\$ 353,619.50
8143 - 8145 S. Ellis Avenue	\$ 324,384.26
8229 S Langley Avenue	\$ 210,749.73
8249- 8251 S Drexel Avenue	\$ 426,910.62
1421 E. 67th Place	
1431 E. 66th Place	
5606 S. Michigan Avenue	
Total	\$ 21,371,151.42

BHF Chicago Housing Group B LLC– Total Violation Costs

Property Address	Current Code Violation
139-141 W Marquette Road	\$ 106,729.28
1524 E 73rd Street	\$ -
226-28 E 55th Place	\$ 117,187.84
2666 - 2670 E 78th Street	\$ 457,188.48
301 E 75th Street / 7500 S. Prairie Avenue	\$ 184,194.08
4236 - 4238 S Indiana Avenue	\$ 140,001.79
4326 S Michigan Avenue	\$ 389,630.08
435 E 71st Street	\$ -
5116-5118 S Indiana Avenue	\$ 286,960.80
5119 - 5125 S Prairie Avenue (2 Buildings)	\$ -
5156 S Indiana Avenue	\$ 122,897.82
5226-28 S Michigan Avenue	\$ 432,529.66
5600 S Michigan Avenue	\$ 166,953.70
5700 S Calumet Avenue	\$ 369,947.20
5701-07 S Calumet Avenue	\$ 8,184.96
5720 S Michigan Avenue	\$ -
5832-36 S Michigan Avenue	\$ 74,184.32
5910 S King Drive	\$ 21,244.52
612-14 W 77th Street/7655-57 S Lowe Avenue	\$ 78,835.46
6123-25 S Prairie Avenue	\$ 89,534.37
614 E 71st Street (618-622 E. 71st St)	\$ 396,061.12
6207 S King Drive	\$ 368,626.24

6427-29 S Drexel Avenue	\$ 474,626.99
6540 S Ellis Avenue	\$ 59,763.20
6603 S Rhodes Avenue	\$ 202,317.92
6605-07 S Kimbark Avenue	\$ 96,101.82
6611-13 S Ellis Avenue	\$ 169,870.40
1152-56 E 67th / 6656-6658 S Woodlawn Avenue	\$ 277,252.53
6820 S Cornell Avenue	\$ 302,811.04
6857 S King Drive	\$ 495,011.44
6901-07 S Prairie Avenue / 309-11 E 69th St	\$ 341,673.36
2334-36 E 70th St/6948-52 S Oglesby Avenue	\$ 224,956.48
7018 S Clyde Avenue	\$ -
7103 S Emerald/721-29 W 71st Street	\$ -
7511 S Yale Avenue	\$ 320,260.60
7556 S Eggleston Avenue	\$ 43,653.12
7600 - 7632 S Stewart Avenue (3 buildings)	\$ -
400-10 W. 77th / 7640 S Stewart Avenue	\$ 598,953.94
8030 S Yates Boulevard	\$ 231,546.67
8143 - 8145 S. Ellis Avenue	\$ -
8229 S Langley Avenue	\$ -
8249- 8251 S Drexel Avenue	\$ 137,877.60
1421 E. 67th Place	
1431 E. 66th Place	
5606 S. Michigan Avenue	
Total	\$ 7,787,568.82

BHF Chicago Housing Group B LLC

Outstanding Repair Items

139-141 W Marquette Road		
Portfolio: B		
Repair	Priority	Notes
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	unit 1W
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Remove existing security bars/ burglar gates on unit doors.	current code violation	
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Unit 1W Floor deflecting
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	Assumes 8 SF/opening
Repair/replace Skylights	current code violation	
Repair concrete/stone entry stoop/steps as needed.	current code violation	Front and side entries
Demo/replace exterior 2-car garage(s).	current code violation	Violations say to repair - too bad shape
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	replace corroded receptacles at 1W and where required. Assumes 30/ unit.
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Reinstall service riser supports, service heads, water damaged conduit. Provide plans and permits.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Provide protection of underside of wood framed common stairs to comply with code.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	Secondary Repairs	Front
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 8 LF
Provide fiberglass bath tubs	Systematic Repairs	Furnish and install
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,550 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 3 foot per lintel
Porch repair - Structural Engineer to review existing conditions.	Systematic Repairs	Allowance
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
All vertical joints at limestone to be scraped and new sealant to be installed	Systematic Repairs	Assumes 100 LF of limestone

1524 E 73rd Street		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entrance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 900 SF per floor of living space; Labor and Material (\$4)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf , Echelon , or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 6,450 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows

Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	Systematic Repairs	Assumes 72 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 72 windows

226 E 55th Place		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Weeds and Yard debris, grills on back porches
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	
Repair/replace fencing.	current code violation	Fence over 5' - reduce height or obtain permit
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Replace/secure
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Provide support for service entrance raceway
Camera scoping of basement sewer lines. (frequent back-ups in some lower units)	current code violation	Scope/clean drain under porch
Provide cover for sump pit	current code violation	Provide cover for N ext catch basin
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 1 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

2666 - 2670 E 78th Street		
Portfolio: B		
Repair	Priority	Notes
Provide fiberglass bath tubs	current code violation	Furnish and install
Repair enamel on existing cast iron tubs.	current code violation	
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Code - Water damage; sagging/leaking floors
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	Repair/rebuild stairs to east basement entry
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Provide 1 hour fire separation. Floor unfinished and requires cement.
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	support beams for 1st floor severely rusted
Tuckpoint/repair masonry	current code violation	Assumes 8,250 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approx. 5' per lintel
Sill repair and cleaning	current code violation	Approx. 3' per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	1 porch cited
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	current code violation	Approximately 16 LF per opening - not at replaced windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	windows drafty, air seepage through loose glass
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 115 windows
Repair/replace missing and damaged glass block.	current code violation	Assuming 10 glass block windows at 8 SF
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Stair for basement at rear
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	None Existing
Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total).	current code violation	Existing security cameras require permit
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Remove unapproved cable at east basement and throughout
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	provide load diagram, secure unsupported conduits, boxes and service risers, and ensure ground
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Confirm hot water operational in units
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	Allowance
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Assuming 610 SF per unit of living space; Labor and Material (\$4)
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 760 SF per unit of living space; Labor and Material (\$4)
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	Systematic Repairs	Furnish and install
Provide and install new 12x12 Porcelain tile floor at bathrooms. Daltile Volume . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies per manufacturer install best practices prior to installation.	Systematic Repairs	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	Systematic Repairs	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Install new closet wire shelving @ all dwelling units and common area closets.	Systematic Repairs	Assumes 3 per unit
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	roof leaks - could not access roof
Repair/replace gutters/scuppers and downspouts.	Systematic Repairs	Assumes 30 LF

301 E 75th Street/7500 S. Prairie		
Portfolio: B		
Repair	Priority	Notes
Tuckpoint/repair masonry	current code violation	Assumes 4,300 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 7 foot per lintel
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	open electrical boxes, wires and meters in basement; laundry electrical panel feeder
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Seal coat, re-stripe parking lot, and add HC signage for accessible buildings	Secondary Repairs	Re-stripe and Signage only
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Entire unit minus kitchen and bath; assuming 750 SF per unit; Labor and Material (\$4)
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 110 SF per unit of living space; Labor and Material (\$4)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Significant brick repair/reconstruction of chimney and cap	Systematic Repairs	
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Could not access main roof
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	Systematic Repairs	Recommendation based on lower roof inspection.

4236 - 4238 S Indiana Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Mold in Unit 1N + 50 SF per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	Deteriorated
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 4 foot per lintel
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	2 per unit
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 54 windows
Repair/replace Skylights	Systematic Repairs	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Rear Porch Rebuilding in progress - Front porch needs structural review/repair
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	current code violation	Approximately 16 LF per opening
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Front Porch Guardrails
Keep units vacant and secure building.	current code violation	Secure Rear Porch Doors - porch under construction
Repair laundry exhaust and plumbing	current code violation	Dryer exhaust
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 26 per unit - Some bedrooms only have 1 outlet
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Defective ceiling fan 1N
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	Open Sewers
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entry
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	

4326 S Michigan Avenue		
Portfolio: B		
Repair	Priority	Notes
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	current code violation	3S - Bowl Cracked
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	current code violation	Furnish & install - 3N unsanitary
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	current code violation	Furnish & install - 3N unsanitary
Repair enamel on existing cast iron tubs.	current code violation	3N unsanitary
Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units.	current code violation	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit, 3S
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	current code violation	Assumes 5 per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit - mold in 2N and basement
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Basement unit rear door barricaded by 4x4 material
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	Common stair and vestibule
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	Rear completely parged
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Porch repair - Structural Engineer to review existing conditions.	current code violation	Rear Enclosed porch - all connections nailed only. Repair drywall at enclosed porch. Provide permits
Repair/replace fencing.	current code violation	Front of property iron fence rused through at base
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Front Steps
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 6 per Unit and 2 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance - includes boxes and fittings
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	repair/replace wiremold, ensure ground, secure unsupported conduit. Open walls for inspection
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Hose bib needs vacuum breaker. 3N & 3S tub and 2N HWH & 3N toilet waste leaking. Lav clogged.
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	Need Cleanout cover 3N
Replace Domestic Water Heater	current code violation	No Hot Water - missing control valve to gas supply @ 1S, leaking at 3N and 2N. 1S HWH 2014 - 40 Gallon
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA) signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 6 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,700 SF Masonry. Rear stucco needs patching
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	2 Entries for top 6 units
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace Skylights	Systematic Repairs	
Re-route downspout to drain away from foundations of building or tie-in to underground.	Systematic Repairs	Back yard iced over; Front porches
Replace Furnace; reconnect any open ducts	Systematic Repairs	

435 E 71st Street		
Portfolio: B		
Repair	Priority	Notes
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 735 SF per floor of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 225 LF per floor of wall base; Labor and Material (\$1.50)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf, Echelon, or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 10 boxes per unit; \$300 per box material and labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 15 LF
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Repair water damage at entry ceilings and walls	Systematic Repairs	Assumes 125 SF per entry
Tuckpoint/repair masonry	Systematic Repairs	Assumes 9,500 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	Assumes 150 LF
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 7 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 20 LF per opening
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Remove existing security bars/ burglar gates on unit doors.	Secondary Repairs	Unit rear Egress
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	Commercial spaces

5116-5118 S Indiana Avenue		
Portfolio: B		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove Grills
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	Install new doors with new locks
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	Install Lockable door
Provide new thermally broken storefront entrance system	current code violation	
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Repair/replace fencing.	current code violation	Get Permit for 5' fence or Replace - 150 LF in rear
Repair concrete/stone entry stoop/steps as needed.	current code violation	Rear Entry Stair
Flush radiators, install new traps. Repair if necessary.	current code violation	Check for Leaks and Repair
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Provide working space at 1F, maybe others
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 3 per floor per entrance
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 24 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Supplemental ground has been removed at West Elev.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Corrugated PVC drainage in 61F kitchen.
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Hose Bibs + Assumes 5 connections per unit; radiators leaking.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 4 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entrance
Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance	Secondary Repairs	CHA Housing Choice Voucher Program
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,250 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace Heating boilers	Systematic Repairs	1998 Boiler

5119 - 5121 S Prairie Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Assuming 540 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Dishwasher, Range/Microwave Hood, and Clothes Washer/Clothes Dryer by GE. ADA appliances in accessible units.	Systematic Repairs	Hood only
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 5 per unit - Utility
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Systematic Repairs	Laundry Area has open wall under stairs - Enclose or add access door
Structural Engineer to review existing structure and foundation/footing conditions.	Systematic Repairs	Floor sinks under weight of fridge.
Tuckpoint/repair masonry	Systematic Repairs	Assumes 10,350 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 122 windows

5156 S Indiana Avenue		
Portfolio: B		
Repair	Priority	Notes
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Provide new thermally broken storefront entrance system	current code violation	
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement door
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Shore up basement columns
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 5,700 SF Masonry
Replace missing and damaged window screens.	current code violation	Assumes 66 windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 66 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 66 windows
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	
Keep units vacant and secure building.	current code violation	Motion to vacate
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Ceiling, walls, floor - water damage
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance - in same room with Gas
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entry
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Assuming 930 SF per unit of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 300 LF per unit of wall base; Labor and Material (\$1.50)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf , Echelon , or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 10 boxes per unit; \$300 per box material and labor
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
Provide fiberglass bath tubs	Systematic Repairs	Furnish and install
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 5 per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Garden Units
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Porch repair - Structural Engineer to review existing conditions.	Systematic Repairs	Allowance - front porch
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Repair/replace fencing.	Systematic Repairs	Allowance - Front Fence

5226 S Michigan Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	current code violation	Assuming 1400 SF per unit of living space; Labor and Material (\$4)
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	mold
Provide protection of underside of wood framed common stairs to comply with code.	current code violation	
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement doors, Door under Stair
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	Unit 2S
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance for front and rear porches. Columns notched improperly. Rails loose and pulling.
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	current code violation	South Elevation
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Units 2S, GN, and where required - provide working space at panels
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assuming 30 receptacles/unit. Replace Broken trim plates where required.
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Requires city of Chicago main service inspection no access provided.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Unapproved flex supply and tubular drainage.
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 8 per unit + restore hot water. Unit 2S
Replace Furnace; reconnect any open ducts	current code violation	Provide fire separation for furnace closet in units-plenum rated
Replace Domestic Water Heater	current code violation	(8) 40 Gallon - End of Life - Unit 2S Hot water not working.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 9,000 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	Assumes 50 LF
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

5600 S Michigan Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Also in Common Spaces and Exterior
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs.	current code violation	Assumes 400 SF total
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	Front Entry Stairs
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Provide new cast aluminum stud-mount House #s mounted to building exterior for each address.	current code violation	
Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors.	current code violation	Allowance per floor per entrance. Install chair rail
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E
Replace missing and damaged window screens.	current code violation	Assumes 112 windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 112 windows
Keep units vacant and secure building.	current code violation	
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total).	current code violation	Allowance for 8 new cameras installed
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Hose Bib. Could not Access Basement. Confirm hot water operational
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Could not Access Basement
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Could not Access Basement
Structural Engineer to review existing structure and foundation/footing conditions.	Secondary Repairs	Could not Access Basement
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assumes 8 SF/opening
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 5 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	missing appliances
Tuckpoint/repair masonry	Systematic Repairs	Assumes 7,650 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	Assumes 120 LF
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 112 windows

5700 S Calumet Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new cast aluminum stud-mount House #s mounted to building exterior for each address.	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	
Boilers required to be protected by min 1 hr rated enclosure.	current code violation	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	current code violation	
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Structural Issues / Rust Temporary posts
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 10,500 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 4 foot per lintel
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Rear Stair to Basement
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor per entry
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Close open boxes, secure unsupported conduit. Repair/replace electrical affected by water leakage/damage.
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Expose for approval. Leak at electrical panels in basement. Plumbing work w/o permit to be exposed
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide protection of underside of wood framed common stairs to comply with code.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Assumes 1 bathroom
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 855 SF per unit of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 250 LF per unit of wall base; Labor and Material (\$1.50)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf , Echelon , or Procraft	Systematic Repairs	Avg 12 boxes per unit; \$300 per box material and labor
All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	
Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units	Systematic Repairs	\$700 per unit Material and Labor
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 12 LF
Echelon , Amberleaf , or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	Systematic Repairs	Assumes 1 per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	significant water damage to walls / floor - Assume 500 SF per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

5701-07 S Calumet Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove Abandoned vehicles from property
Repair/replace fencing.	current code violation	Fence over 5' - reduce height or obtain permit. Assumes 180 LF
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance	Secondary Repairs	CHA - Housing Choice Voucher Program
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 12,150 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

5720 S Michigan Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 4 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 795 SF per unit of living space; Labor and Material (\$4)
Tuckpoint/repair masonry	Systematic Repairs	Assumes 7,200 SF Masonry
Repair/replace existing metal soffit, eaves, or fascia	Systematic Repairs	Eaves/fascia - Assumes 30 SF
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 60 Windows
Repair/replace Skylights	Systematic Repairs	

5832 S Michigan Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Keep units vacant and secure building.	current code violation	DAWGS in use. Plywood at doors to units
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entry + 4 for basement - open fixtures
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 30 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Exposed Wires
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 8 per unit + 8 in basement. Hot & cold water not provided.
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	
Camera scoping of basement sewer lines. (frequent back-ups in some lower units)	current code violation	Allowance
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide protection of underside of wood framed common stairs to comply with code.	Secondary Repairs	Assumes 1 stair -Patching
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 5 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 5 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Install new 25" plastic laminate counter tops (Formica or equal) at dwelling units	Systematic Repairs	Furnish and install 10 LF
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide 100% new Toilet paper holder, robe hook, towel bars, shower curtain rod, by Gamco surface mounted mirrored medicine cabinets - Kohler Verdera. Provide grab bars in accessible units.	Systematic Repairs	Assumes 2 per unit except garden units
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	Systematic Repairs	
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	Systematic Repairs	Furnish and install
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
Provide fiberglass bath tubs	Systematic Repairs	Furnish and install
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	Systematic Repairs	
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Significant damage due to fire. Assumes 200 SF per unit
Repair water damage at entry ceilings and walls	Systematic Repairs	Assumes 75 SF
Provide new thermally broken storefront entrance system	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 6,300 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	Systematic Repairs	Assumes 120 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 120 windows
Repair/replace Skylights	Systematic Repairs	
Replace Furnace; reconnect any open ducts	Systematic Repairs	
Replace Domestic Water Heater	Systematic Repairs	

5910 S King Drive		
Portfolio: B		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assuming 100 SF per unit
Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs.	current code violation	Assumes 160 SF total
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	Some Treads Weak and Deflecting
Replace missing and damaged window screens.	current code violation	Assumes 72 windows
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Designated Storage rooms require fire separation
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 1,030 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,850 SF Masonry
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 72 windows

612-14 W 77th/7655-57 S Lowe Avenue		
Portfolio: B		
Repair	Priority	Notes
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	current code violation	Approximately 16 LF per opening - not at replaced windows
Significant brick repair/reconstruction of chimney and cap	current code violation	Replace Chimney Cap
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 77 windows
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per corridor floor
Replace Furnace; reconnect any open ducts	current code violation	2nd floor furnace not working, some apartments with little/no heat
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 145 SF per unit of Kitchen; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 50 SF per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,550 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Repair/replace fencing.	Systematic Repairs	Assumes 320 LF
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Leaks in units and basement
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

6123 S Prairie Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Wall/Ceiling Damage esp in basement - mold
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove combustible items from furnace room
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	Unit 1N
Repair water damage at entry ceilings and walls	current code violation	Assumes 50 SF at Skylight
Repair/replace fencing.	current code violation	Fence over 5' tall, reduce height or obtain permit
Repair/replace Skylights	current code violation	
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	guardrails at front porch and rear
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 4 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 22 receptacles per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Remove exposed wiring throughout units. Repair vandalized and water damaged electrical system.
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assuming 6 per unit
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	1N Kitchen Sink Drain
Replace Domestic Water Heater	current code violation	Missing Water Heater - (8) 40 Gallon
Provide cover for sump pit	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Remove existing security bars/ burglar gates on unit doors.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance - Front porch and porch railing
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	In unit - Clearance
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 970 SF per unit of living space; Labor and Material (\$4)
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 4 per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,550 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	Systematic Repairs	Assumes 84 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 84 windows
Clean/replace awnings/canopies over entry	Systematic Repairs	porch roof
Replace Furnace; reconnect any open ducts	Systematic Repairs	

614 E 71st Street (618-622 E. 71st St)		
Portfolio: B		
Repair	Priority	Notes
Provide new thermally broken storefront entrance system	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 10,500 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Repair open wiring @ rear exterior
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Confirm hot water operational in units
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	Open Sewer, no traps in 618 3B
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA) signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Allowance
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per corridor floor
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	In unit - Clearance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide cover for sump pit	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 300 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	Systematic Repairs	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 3 doors per unit
Install new closet wire shelving @ all dwelling units and common area closets.	Systematic Repairs	Assumes 1 per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 30 SF per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 108 windows (not including storefronts)

6207 S King Drive		
Portfolio: B		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assuming 500 SF per unit
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Install new Mohawk Spectrum V 1 color broadloom carpet at hallways and stairs.	current code violation	Assumes 320 SF per floor - Entry to basement
Provide new thermally broken storefront entrance system	current code violation	
Repair/replace existing metal soffit, eaves, or fascia	current code violation	Assuming 25 SF Eaves/fascia
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Repair/replace fencing.	current code violation	Chainlink fence/gate in rear - over 5' H
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	current code violation	Assumes 102 windows
Keep units vacant and secure building.	current code violation	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Extensive elec rehab - all elec ripped from walls
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Could not enter basement - mold
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entry
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor + entry
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Echelon, Amberleaf, or Procraft natural maple shaker vanity cabinet with cultured marble top with integral sink in bathrooms	Systematic Repairs	
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	Systematic Repairs	Furnish and install
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,100 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Repair/replace or install electrical receptacles and switches & wiring.	Systematic Repairs	Assume 30 per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Extensive plumbing rehab - all plumbing ripped from walls. Assumes 6 fixtures per unit
Replace Furnace; reconnect any open ducts	Systematic Repairs	
Replace Domestic Water Heater	Systematic Repairs	
Replace riser galvanized piping.	Systematic Repairs	All copper stripped from units. Need new risers.

6427 S Drexel Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair enamel on existing cast iron tubs.	current code violation	2N
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture + Labor allowance; Assuming 13 fixtures per unit -provide approved trim for shower light
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 75 SF per Unit. Unit 2N
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Rear Porch
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	Common Hallway
Boilers required to be protected by min 1 hr rated enclosure.	current code violation	Properly fire rate furnace rooms; 1S and 2N
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Lintels in basement
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E
Tuckpoint/repair masonry	current code violation	Assumes 5,400 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel - rusted at balconies
Repair/replace fencing.	current code violation	Wooden Fence. Assumes 70 LF - Over 5'
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Entry Steps and Front Balconies
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Replace electrical throughout
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	service replacement with drawings/permits
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 5 per unit. Water cleanliness
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA) signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assumes 21 SF/opening
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 5 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor per entry
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace Furnace; reconnect any open ducts	Systematic Repairs	Fire caulk around all rated openings
Replace Domestic Water Heater	Systematic Repairs	

6540 S Ellis Avenue		
Portfolio: B		
Repair	Priority	Notes
Porch repair - Structural Engineer to review existing conditions.	current code violation	Permits required
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	install mogul fittings, secure service riser, boxes, fixtures, raceways, etc
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Repair/replace damaged and deflecting stairs, risers, and treads.	Secondary Repairs	Low head height @ basement stair access
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 6 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 5 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Provide cover for sump pit	Secondary Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,500 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace Skylights	Systematic Repairs	
Replace Furnace; reconnect any open ducts	Systematic Repairs	

6603 S Rhodes Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit. Unit 2S
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 300 SF/unit. Unit 2S
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Allowance - seal all pipe penetrations
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Repair/replace fencing.	current code violation	Fence over 5' feet tall - remove or obtain permit - Assumes 90 LF
Repair/replace roofing w/ building code and energy code compliant	current code violation	Could not access roof
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 2 per floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Repair laundry exhaust and plumbing	current code violation	Repair laundry water supply and vents - submit permit
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Replace corroded receptacles in 2S, and defectives throughout
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Relocate service disconnect, requires permit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Flex and tubular piping unit 2S
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Closed shower diverter, plumbing installed without permit
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	open sewer in laundry
Replace Heating boilers	current code violation	Replace boiler and Install backflow preventer
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Electrical currently shares with Laundry room
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Add 2nd means of egress.
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Units in Closets
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Repair water damage at entry ceilings and walls	Systematic Repairs	Assumes 200 SF
Tuckpoint/repair masonry	Systematic Repairs	Assumes 4,650 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair baseboard heat in corridors and units. Includes new covers.	Systematic Repairs	Assumes 50 LF per unit
Replace Domestic Water Heater	Systematic Repairs	from 1998
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

6605 S Kimbark Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Rear Yard Overgrown -Fire Hazard
Façade Examination	current code violation	A+E - Parapet: Loose Bricks, N Elev. Leaning In
Tuckpoint/repair masonry	current code violation	Assumes 6,600 SF Masonry
Repair/replace fencing.	current code violation	Fence over 5' - Reduce Height or Obtain Permit
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Weatherproof Box/cover on 3rd Floor Balcony
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Bearing at building; Nailed connections
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Unsure of breaker location
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	
Repair/replace damaged and deflecting stairs, risers, and treads.	Systematic Repairs	Loose Treads
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	laundry room floor drain/pan; exposed outdoor plumbing

6611-13 S Ellis Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Back Porches
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 5,100 SF Masonry
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Repair/replace fencing.	current code violation	Fence over 5' - Reduce Height or Obtain Permit
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Rear Exterior - require fixture covers
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit + 8 exterior
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Front Gate Wiring, loose wiring,
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Rear drain by porch
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Could not access basement
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 4 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 5 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 710 SF per unit of living space; Labor and Material (\$4) - Wavy Flooring
Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units.	Systematic Repairs	
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte . Replace damaged greenboard substrate as needed.	Systematic Repairs	
Provide new thermally broken storefront entrance system	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Repair/replace Skylights	Systematic Repairs	
Replace Furnace; reconnect any open ducts	Systematic Repairs	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	Allowance

1152-56 E 67th / 6656-6658 S Woodlawn Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	walls and ceiling
Boilers required to be protected by min 1 hr rated enclosure.	current code violation	
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E
Tuckpoint/repair masonry	current code violation	Assumes 10,950 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Provide support for conduit and Emergency Service Riser, repair corroded raceways
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	unapproved rubber couplings
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	Install missing cleanout covers in basement
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assumes 12 SF/opening
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

6820 S Cornell Avenue		
Portfolio: B		
Repair	Priority	Notes
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Secure unsupported box, raceways, server riser supports, replace rusted conduits, etc
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove cooking equipment from rear enclosed porch
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	Rear Gate
Repair/replace fencing.	current code violation	Rear - Chain Link Assuming 75 SF
Repair concrete/stone entry stoop/steps as needed.	current code violation	Larger Stair
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Exterior Basement Door
Tuckpoint/repair masonry	current code violation	Assumes 5,700 SF Masonry
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 160 windows
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Façade Examination	current code violation	A+E
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assumes 8 SF each
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA) signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	Secondary Repairs	Allowance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Provide cover for sump pit	Secondary Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Repair/replace gutters/scuppers and downspouts.	Systematic Repairs	

6857 S King Drive		
Portfolio: B		
Repair	Priority	Notes
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit - Some currently hanging by wiring
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement doors
Façade Examination	current code violation	A+E - 6855 front parapet - step cracks and is shifting out
Tuckpoint/repair masonry	current code violation	Assumes 8,200 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	Assuming 250 LF
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace missing and damaged window screens.	current code violation	Assumes 95 windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 95 windows
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	current code violation	
Clean/replace awnings/canopies over entry	current code violation	
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Leak above unit 1N
Replace Furnace; reconnect any open ducts	current code violation	Dwelling units + Basement. Unit 1N
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entry
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 4 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Units - Clearance issues
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 230 LF per unit of wall base; Labor and Material (\$1.50)
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 5 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace or install electrical receptacles and switches & wiring.	Systematic Repairs	Assume 9 per unit
Replace Domestic Water Heater	Systematic Repairs	(7) 40-Gallon
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

6901-07 S Prairie Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair water damage at entry ceilings and walls	current code violation	Assumes 400 SF + new basement kitchen enclosure. Tier 309
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Pipe penetrations should be sealed for 1 HR separation
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Unverified post footings, rotting floor joists
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	current code violation	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Service may be undersized. Secure raceways, ground services, repair main disconnect, meters, distrb. Equip.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Hose Bib - West Elevation
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	East Basement Bathroom Open floor drain
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entry
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Unsure of Panel Location
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 5 doors per unit
Provide and install new moisture-resistant painted MDF wood sills at windows, Extrira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall	Systematic Repairs	Assumes 191 windows
Tuckpoint/repair masonry	Systematic Repairs	Assumes 10,950 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Signs of leaking at 3rd floor unit.
Flush radiators, install new traps. Repair if necessary.	Systematic Repairs	Some Radiators have been stolen - replace
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

2334-36 E 70th St/6948-52 S Oglesby Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit. MOLD 6952-2
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Rear Property & Egress
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair water damage at entry ceilings and walls	current code violation	Assumes 100 SF per entry + laundry. MOLD
Provide new thermally broken storefront entrance system	current code violation	
Remove existing security bars/ burglar gates on unit doors.	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	ceilings and floors, seal all pipe penetrations -throughout whole building
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Improperly cut Joists
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	Assumes 45 openings, 15 SF ea
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 195 windows
Flush radiators, install new traps. Repair if necessary.	current code violation	Leaking Radiators - causing floor damage
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor + 10 for basement
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Cloth Wiring in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	6948 2N Bathroom, 6950 1S Kitchen
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Secure conduits, boxes. Remove abandoned conduit/boxes/equipment. Water damage electrical system at 6948 2N.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Insufficient pipe to support plumbing system. Hose bib needs vacuum breaker.
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Replace Heating boilers	current code violation	Requires new backflow preventer. (2) Boilers - 2014.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	Ceiling Falling on Boiler
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	In Units - Clearance Issues
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 945 SF per unit of living space; Labor and Material (\$4)
Tuckpoint/repair masonry	Systematic Repairs	Assumes 11,850 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Significant brick repair/reconstruction of chimney and cap	Systematic Repairs	Chimney splitting at top.
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Needs recoating
Repair/replace Skylights	Systematic Repairs	

7018 S Clyde Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Remove existing security bars/ burglar gates on unit doors.	Secondary Repairs	Back Porch
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Façade Examination	Secondary Repairs	A+E
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	Secondary Repairs	Allowance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	In units - Closet clearance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 1040 SF per unit of living rooms; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 275 LF per unit of wall base; Labor and Material (\$1.50)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	Systematic Repairs	Furnish and install
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 3 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,250 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Repair/replace roofing w/ building code and energy code compliant	Systematic Repairs	Leaks present

7103 S Emerald/721-29 W 71st Street		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	assumes 18 openings at 8 SF Ea.
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 710 SF per unit of living space; Labor and Material (\$4)
New wood shaker style cabinetry at dwelling unit kitchens – all wood box, 2" wide meeting rails, double drawer glides, min. 3-ply hardwood drawer bottoms – Amberleaf , Echelon , or Procraft All cabinets and drawers in non-accessible units to be operable without U-pull. If not, U-pulls must be added. Provide open and removable cabinetry at accessible units. All cabinets and drawers in accessible units to have U-pull ADA hardware	Systematic Repairs	Avg 8 boxes per unit; \$300 per box material and labor. Bases need replacing Uppers mostly good
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 50 SF per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 7,050 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Leaks in back corner of basement ceiling
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

7511 S Yale Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit. Unit 7519-3W
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	Rear Gate
Remove existing security bars/ burglar gates on unit doors.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	Assumes 20 SF per opening
Repair/replace fencing.	current code violation	Assumes 60 LF -Fence over 5' - reduce height or obtain permit
Replace missing and damaged window screens.	current code violation	Assumes 317 windows
Repair concrete/stone entry stoop/steps as needed.	current code violation	stairs to basement
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 4 per Unit and 1 per floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	7511 and throughout
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Provide working space. Secure panel covers, install panel fillers.
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Deteriorated service conductors, service appears undersized.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Uncapped Gas Piping. Unit 5719-1W
Replace Domestic Water Heater	current code violation	2014 - need safe pan and discharge piping at all HWHs.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA) signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Repair enamel on existing cast iron tubs.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Install new closet wire shelving @ all dwelling units and common area closets.	Systematic Repairs	Assumes 3 per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 20,700 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

7556 S Eggleston Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Remove existing security bars/ burglar gates on unit doors.	current code violation	Units 1W, 1E, 2W
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	Assumes 8 SF / opening
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	Secondary Repairs	Assumes 20 outlets per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 705 SF per unit of living space; Labor and Material (\$4)
Provide new wood wall base at all new flooring: 1/2" x 3 1/2" finger-jointed wood base with shoe mould where required.	Systematic Repairs	Assuming 250 LF per unit of wall base; Labor and Material (\$1.50)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Repair enamel on existing cast iron tubs.	Systematic Repairs	
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	Systematic Repairs	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 50 SF per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,850 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 170 windows
Flush radiators, install new traps. Repair if necessary.	Systematic Repairs	Some Leaking causing water damage
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Assumes 10 plumbing connections per unit

7600 - 7634 S Stewart Avenue		
Portfolio: B		
Repair	Priority	Notes
Repair/replace damaged and deflecting stairs, risers, and treads.	Secondary Repairs	Open stair mid-landings are too small at 7600 and 7620
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	Open stairs 7600 and 7620
Provide and Install new 100% Accessible USPS approved recessed in-wall mailboxes w/ 1:10 parcel boxes.	Secondary Repairs	
Provide modernization of existing elevator equipment and elevator cab upgrade	Secondary Repairs	7600 and 7620
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Mechanical room doors
Repair concrete ceilings in boiler room areas (investigate drainage of parking area above). Replace or install waterproofing membrane under parking substrate.	Secondary Repairs	Allowance
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	7620
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor per entry
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	In units in Buildings 7600, 7632. Confirm in Bldg 7620
Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance	Secondary Repairs	
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Add mop sink with controls at Janitor Closet/Utility	Secondary Repairs	
Provide new 3/4" solid panel Landquist bifold doors and brushed alum U-pull hardware with continuous piano hinge at dwelling unit closets. Provide swing doors where partial replacement is needed within unit.	Systematic Repairs	Assumes 3 per unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Exterminate pest infestations and provide complete assessment implementation for pest control.	Systematic Repairs	Bedbugs in 7632
Tuckpoint/repair masonry	Systematic Repairs	Assumes 10,350 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Misc leaks in units and corridor

400-10 W. 77th / 7640 S Stewart Avenue		
Portfolio: B		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	One per ctyd entrance
Façade Examination	current code violation	A+E
Tuckpoint/repair masonry	current code violation	Assumes 41,800 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	current code violation	
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Many windows are boarded up
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide conduit and power as required and security cameras with computer interface for new locations at entry and alley (6-8 cameras total).	current code violation	Allowance for 8 new cameras installed. Some already existing
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	support cable wiring, support pipes, cover outlet/junction boxes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per floor per entry
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Mold in garden unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	Systematic Repairs	Active leak at rear entry

8030 S Yates Boulevard		
Portfolio: B		
Repair	Priority	Notes
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	current code violation	Assuming 140 SF per unit of living space; Labor and Material (\$4)
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Basement Area
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	Stairs loose, landing soft
Provide new thermally broken storefront entrance system	current code violation	
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement doors - interior and exterior
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	
Façade Examination	current code violation	A+E
Tuckpoint/repair masonry	current code violation	east and north walls buckling out - reset bricks
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Assumes 6,700 SF Masonry
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	Approximately 5 foot per lintel - East Elevation
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Unit 1W
Clean/replace awnings/canopies over entry	current code violation	Assumes 60 windows
Clean gutters/scuppers and downspouts.	current code violation	Front Entry
100% new wall-hung lavatories at accessible units w/ Moen 1.5 gpm single-handle faucet at accessible dwelling units with new escutcheons at wall and rigid piped supply	Secondary Repairs	Furnish and install
Provide molded plastic shower base with integral shower surround. Shower base to be zero threshold at accessible units.	Secondary Repairs	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor - split levels
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Remove entry ramp and stair. Provide new 1:12 max concrete ramp with hand and guard rails at front and back entry. Landing to accommodate required door clearances.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Non-compliant footings
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Unit - Clearance Issues
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair dented/damaged window capping.	Systematic Repairs	Assumes 60 windows
Clean existing ducts for bathrooms/kitchens	Systematic Repairs	Allowance

8143 - 8145 S. Ellis Avenue		
Portfolio: B		
Repair	Priority	Notes
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Assuming 565 SF per unit of living space; Labor and Material (\$4)
Repair enamel on existing cast iron tubs.	Systematic Repairs	
Prime and paint all interior walls, ceilings, doors, and trim to remain in common areas. 100% no-VOC finishes. 3 colors.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 16,400 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - At Glass block and Doors only
Repair/replace existing dysfunctional plumbing & leaky connections.	Systematic Repairs	Investigate exposed piping wrapped in fiberglass on exterior
Replace Heating boilers	Systematic Repairs	Repair leak in steam radiator piping
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide hearing and visual impaired devices in 2% of units (local only) - this applies if there is funding requiring UFAS compliance	Secondary Repairs	CHA voucher holders?
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit

8229 S Langley Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Allowance per unit + basement
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 5 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Unsure of Panel Location
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit + basement
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 1,060 SF per unit of living space; Labor and Material (\$4)
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assuming 100 SF per unit
Provide new thermally broken storefront entrance system	Systematic Repairs	
Repair/replace vinyl siding	Systematic Repairs	Assumes 1,400 SF Siding
Tuckpoint/repair masonry	Systematic Repairs	Assumes 7,500 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 77 windows
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

8251 S Drexel Avenue		
Portfolio: B		
Repair	Priority	Notes
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot/ lintel - capping rusted & failing
Repair/replace fencing.	current code violation	Fence over 5', remove, reduce height or obtain permit
Tuckpoint, re-roof and replace damaged doors on garages.	current code violation	
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Close open boxes throughout, install supports for service riser.
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Leaks South side between 1st floor and basement. Add vacuum breaker & shutoff to hose bib.
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	Secondary Repairs	Assuming 28 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	Sump
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor . Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 920 SF per unit of living space; Labor and Material (\$4)
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	Systematic Repairs	\$75 Fixture allowance; \$75 for labor; Assuming 12 fixtures per unit
Remove and replace existing interior unit swing doors and hardware with SC wood and lever hardware	Systematic Repairs	Assumes 4 doors per unit
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	Systematic Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	
Structural Engineer to review existing structure and foundation/footing conditions.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 6,600 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 97 windows
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	Repair water leaks

BHF CHICAGO HOUSING GROUP C LLC

BHF Chicago Housing Group C LLC– Rehabilitation Costs

Property Address	Current Code Violation
1418-1420 E 67th Place	\$ 38,976.00
3652-54 S Indiana Avenue	\$ 165,079.60
3656-58 S Indiana Avenue	\$ 60,575.20
444-46 E 50th / 4952-56 S Vincennes Avenue	\$ 26,276.32
4956-58 S Michigan Avenue	\$ -
5715-17 S Indiana Avenue	\$ 144,828.32
63-73 E 69th / 6900-08 S Michigan Ave	\$ 381,120.32
6605-07 S Greenwood Avenue	\$ 44,660.00
6609-11 S Greenwood Avenue	\$ 145,023.20
6800-02 S Clyde Avenue	\$ 148,758.40
734-36 E 95th Street	\$ 285,791.52
8056 S Ellis Avenue	\$ 99,713.60
8100 S Evans Avenue / 725-715 W 81st Street	\$ 65,349.76
8200 S Evans Avenue	\$ 347,389.84
9032-34 S Dauphin Avenue	\$ 146,868.06
9300 S Bishop Street	\$ 130,085.65
9942 S Walden Parkway	\$ 37,871.68
Total	\$ 2,268,367.47

Property Address	Property Total
1418-1420 E 67th Place	\$ 163,991.52
3652-54 S Indiana Avenue	\$ 507,413.93
3656-58 S Indiana Avenue	\$ 231,332.95
444-46 E 50th / 4952-56 S Vincennes Avenue	\$ 85,909.60
4956-58 S Michigan Avenue	\$ 332,059.28
5715-17 S Indiana Avenue	\$ 415,841.44
63-73 E 69th / 6900-08 S Michigan Ave	\$ 812,662.59
6605-07 S Greenwood Avenue	\$ 180,575.81
6609-11 S Greenwood Avenue	\$ 238,279.78
6800-02 S Clyde Avenue	\$ 532,360.19
734-36 E 95th Street	\$ 385,427.17
8056 S Ellis Avenue	\$ 301,011.65
8100 S Evans Avenue / 725-715 W 81st Street	\$ 330,727.60
8200 S Evans Avenue	\$ 723,592.69
9032-34 S Dauphin Avenue	\$ 287,454.50
9300 S Bishop Street	\$ 612,296.72
9942 S Walden Parkway	\$ 196,415.65
Total	\$ 6,337,353.06

BHF Chicago Housing Group C LLC

Outstanding Repair Items

1418-1420 E 67th Place		
Portfolio C		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Relocate electric breaker panel access to comply with clearances and accessibility.	current code violation	Located in Basement
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Allowance
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Exterminate pest infestations and provide complete assessment implementation for pest control.	Secondary Repairs	
Tuckpoint/repair masonry	Secondary Repairs	Assumes 5,100 SF Masonry
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per corridor floor
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	fridge missing
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 3 foot per lintel
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Replace Domestic Water Heater	Systematic Repairs	(1) 100 Gal - 1996, leaking

3652-54 S Indiana Avenue		
Portfolio: C		
Repair	Priority	Notes
Any imperfections or damage to existing gypsum board to remain in units to be addressed. Repair of nail holes, minor cracks, dings, and scratches considered part of base scope	current code violation	Allowance per unit
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement doors
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	Provide plans/permits for current infill
Scrape and paint iron fencing/railings.	current code violation	Fence is over 5' H - obtain permit to keep as-is
Repair/replace fencing.	current code violation	Fence is over 5' H - obtain permit to keep as-is
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 66 windows
Repair concrete/stone entry stoop/steps as needed.	current code violation	East entry
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	basement stair
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	current code violation	Assume 6 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Replace protruding conduit wires & cord-wired fixtures. Manage low voltage wiring. Replace water-damaged elec
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	#3S Furnace room
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Repair broken elec svc head; corroded conduits, etc.
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Provide vacuum breaker to East hose bib; Replace corrugated waste at 1N kitchen
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 8 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 6,750 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace missing and damaged glass block.	Systematic Repairs	Assumes 10 glass block windows
Repair/replace Skylights	Systematic Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 1,000 SF per floor of living space; Labor and Material (\$4)

3656-58 S Indiana Avenue		
Portfolio: C		
Repair	Priority	Notes
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	current code violation	Furnish and install
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Remove inner vestibule door and frame and replace with storefront door and hardware complying with accessibility clearances.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	Unit 2S
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 78 windows
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	current code violation	Assume 6 per Unit
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Secure conduit
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Install trim plates
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Replace corrugated waste at Unit 2C kitchen
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Porch repair - Structural Engineer to review existing conditions.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 8 per Unit and 1 per corridor floor
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 4,155 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 5 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace missing and damaged glass block.	Systematic Repairs	

444-46 E 50th / 4952-56 S Vincennes Avenue		
Portfolio: C		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Unit 4E
Repair/replace coping. Where none exists, add metal coping or flashing w/ drip edge underneath existing limestone cap.	current code violation	Includes Penthouse
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Retag
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Repair/replace damaged and deflecting stairs, risers, and treads.	Secondary Repairs	Stair is not code compliant - 9" treads too shallow
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 10,000 SF Masonry
Tuckpoint, re-roof and replace damaged doors on garages.	Systematic Repairs	

4956-58 S Michigan Avenue		
Portfolio: C		
Repair	Priority	Notes
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	
Provide new thermally broken storefront entrance system	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 11,850 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 152 windows
Repair/replace missing and damaged glass block.	Systematic Repairs	

5715-17 S Indiana Avenue		
Portfolio: C		
Repair	Priority	Notes
Provide new 18 GA stainless steel, single basin kitchen sink w/ 2.0 gpm Moen single-handle faucet. ADA height in accessible units	current code violation	\$700 per unit Material and Labor
Provide new Moen 1.5 gpm single-handle faucet at non-accessible dwelling units with new escutcheons at wall and rigid piped supply	current code violation	Furnish and install
100% new wall-hung lavatories at accessible units w/ Moen 1.5 gpm single-handle faucet at accessible dwelling units with new escutcheons at wall and rigid piped supply	current code violation	Furnish and install
Provide 2.0 gpm Moen shower w/ controls. Provide hand shower on 36" slide bar at accessible units.	current code violation	Furnish and install
100% new American Standard 1.28 gpf elongated bowl toilets with new escutcheons at wall and rigid piped supply and new seat with cover. Provide ADA height at accessible units. Please note that elongated might not work in certain units due to layout.	current code violation	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 10 fixtures per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Units 1S and 2S
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Abandoned vehicles in rear, flammable items in furnace rooms
Repair water damage at entry ceilings and walls	current code violation	Basement
Provide new fire rated common area doors and frames with lever hardware and closer	current code violation	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	water damage, deteriorating
Boilers required to be protected by min 1 hr rated enclosure.	current code violation	
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Replace temp jack post in basement
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	Exterminate units; Install rat stopping in basement
Repair/replace fencing.	current code violation	Replace wood fence
Repair/replace Skylights	current code violation	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor per entry
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Close open boxes; secure conduits and boxes; outdoor must be wet rated
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Replace copper fitting above meter inlet at basement
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Replace Domestic Water Heater	current code violation	Supply pans and floor drains under all HWH
Camera scoping of basement sewer lines. (frequent back-ups in some lower units)	current code violation	Repair open sewer
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Tuckpoint/repair masonry	Systematic Repairs	Assumes 9,200 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	Assumes 100 LF
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	Systematic Repairs	

63-73 E 69th / 6900-08 S Michigan Ave		
Portfolio C		
Repair	Priority	Notes
Provide fiberglass bath tubs	current code violation	Furnish and install
Repair enamel on existing cast iron tubs.	current code violation	
Provide new LED lights in existing locations at dwelling units. (All pull chain closet fixtures to be replaced with wall switched - See MEP scope for more information)	current code violation	\$75 Fixture allowance; \$75 for labor; Assuming 8 fixtures per unit
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assumes 50 SF per unit
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Rear Porches
Provide new secure entry gate. Gate to be ADA compliant where applicable.	current code violation	Rear Gate
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Repair ceiling + fire caulk around all penetrations
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Floor pitched/dipping - unit 1-65
Tuckpoint/repair masonry	current code violation	Assumes 27,000 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Repair/replace fencing.	current code violation	Fence over 5' - requires permit or removal
Replace missing and damaged window screens.	current code violation	Assumes 150 windows
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assume 1 per floor per entry
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide accessible intercom system. Mount 15"-48" above grade. Weatherproof where exposed to the weather.	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assume 20 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Assumes 2 dysfunctional fixtures per unit
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	Systematic Repairs	Hardwood found under carpet. Assuming 900 SF per unit of living space; Labor and Material (\$4)
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 310 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

6605-07 S Greenwood Ave.		
Portfolio: C		
Repair	Priority	Notes
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	current code violation	Allowance
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Main support beam altered, rusted
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 75 windows
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Front Elevation
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Support cables, provide working panels, repair security cable
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	North Basement Elevation
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	Secondary Repairs	Fix exposed wiring in basement
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Unsure of breaker location
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 5,500 SF Masonry
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Provide matching brick/mortar infill at unused openings on the ground floor.	Systematic Repairs	
Repair/replace missing and damaged glass block.	Systematic Repairs	Assumes 8 SF/ glass block opening

6609-11 S Greenwood Avenue		
Portfolio: C		
Repair	Priority	Notes
Provide protection of underside of wood framed common stairs to comply with code.	current code violation	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Maintain Fire Separation throughout basement
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Improperly notched joists
Tuckpoint/repair masonry	current code violation	Assumes 5,500 SF Masonry - Step Fractures
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assume 1 per floor per entrance
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	
Replace Furnace; reconnect any open ducts	current code violation	Provide fire separation throughout basement at all duct penetrations
Abate sewage/seepage/leakage in basement and repair source. Further investigation required.	current code violation	Basement
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	Basement
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Units - Clearances
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide and install new moisture-resistant painted MDF wood sills at windows, Extira or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall	Systematic Repairs	Assumes 69 windows
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Provide matching brick/mortar infill at unused openings on the ground floor.	Systematic Repairs	

6800-02 S Clyde Avenue		
Portfolio: C		
Repair	Priority	Notes
Porch repair - Structural Engineer to review existing conditions.	current code violation	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	Assumes 8 SF each
Repair/replace fencing.	current code violation	Wood Fence over 5' tall - remove or obtain permit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	service conductors
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Handle and Vacuum breaker - Hose Bib
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Remove existing security bars/ burglar gates on unit doors.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entry
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entry
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 11,100 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 231 windows
Repair/replace missing and damaged glass block.	Systematic Repairs	Assumes 15 Glass Block windows, 8 SF ea

734-36 E 95th Street		
Portfolio C		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Unit 1W and Basement
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Mechanical areas, Abandoned car, Basement
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	current code violation	Breaches in fire separation
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Basement columns
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	current code violation	
Porch repair - Structural Engineer to review existing conditions.	current code violation	Old components. Posts improperly notched
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	
Repair concrete/stone entry stoop/steps as needed.	current code violation	Rear Stair Starter step
Repair/ install railings and guardrails at entry steps. Provide infill if guardrail too short or spacing too wide.	current code violation	Install at Rear Basement Entry
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assumes 1 per floor per entrance
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor + 4 for basement
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Remove defective lighting and install new
Remove and replace existing Romex/unapproved cable/flex conduit with codeworthy wiring.	current code violation	Wiring at Exterior Lighting; Grounding conductor improperly connected
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor
Provide GFCI receptacles in apartment kitchens/baths as needed.	current code violation	Allowance of 4 per unit
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Remove/repair defective Armored Cable - Ensure ground
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Replace Basement HWH piping - permit req
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	current code violation	
Replace Furnace; reconnect any open ducts	current code violation	Unit 3W Repair heat - no space heaters
Replace Domestic Water Heater	current code violation	(6) 30 Gallon Provide water pans and floor drains throughout
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Prime and paint all interior walls, ceilings, doors, and trim to remain in units. 100% no-VOC finishes. 1 color.	Systematic Repairs	
Tuckpoint/repair masonry	Systematic Repairs	Assumes 4,400 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Repair/replace missing and damaged glass block.	Systematic Repairs	Assuming 2 windows 8 SF/ea

8056 S Ellis Avenue		
Portfolio: C		
Repair	Priority	Notes
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Replace missing and damaged window screens.	current code violation	Assumes 160 windows
Keep units vacant and secure building.	current code violation	Basement
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assume 1 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Rear Porches
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Assumes 24 outlets per unit & obtain permit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Remove Defective/unused armored cable
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Sillcock Hose Connection
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Provide matching brick/mortar infill at unused openings on the ground floor.	Secondary Repairs	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per corridor floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	Secondary Repairs	Assume 1 per floor per entrance
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 8,700 SF Masonry
Repair mortar joints at cornice; Repair cornice	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening

8100 S Evans Avenue / 725-715 W 81st Street		
Portfolio: C		
Repair	Priority	Notes
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Repair concrete walkways at grade at entry as needed for accessible path.	current code violation	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per corridor floor
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Porch Area
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Replace Kitchen Corrugated Tube, Flex supplies
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	Water leak above boiler
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	Secondary Repairs	Assume 1 per floor per entrance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 3 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Provide and install new vinyl plank flooring throughout (except bathrooms) with subfloor. Metrofloor Engage Floating Floor. Provide transitions, thresholds, and underlayment as needed for new flooring adjacent to corridor and existing bathroom. Fill all voids, cracks, and level inconsistencies in existing per manufacturer install best practices prior to LVT installation.	Systematic Repairs	Assuming 120 SF per unit of living space; Labor and Material (\$4)
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Repair enamel on existing cast iron tubs.	Systematic Repairs	
Repair/replace significant damage to existing gypsum board and flooring due to water damage	Systematic Repairs	Assumes 75 SF per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 12,800 SF Masonry
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair concrete/stone entry stoop/steps as needed.	Systematic Repairs	Basement stair

8200 S Evans Avenue		
Portfolio: C		
Repair	Priority	Notes
New 4x4 ceramic tile tub surround to 7'-0" AFF, 2 colors. American Olean Bright/Matte. Replace damaged greenboard substrate as needed.	current code violation	2nd Floor
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	
Repair/replace damaged and deflecting stairs, risers, and treads.	current code violation	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 12,800 SF Masonry
Repair mortar joints at cornice; Repair cornice	current code violation	
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Repair/replace fencing.	current code violation	Fence over 5' tall
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 2 per Unit and 1 per floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assume 1 per floor per entrance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Repair/replace or install electrical receptacles and switches & wiring.	current code violation	Allowance of 20 per unit
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Replace plastic water supply; replace corrugated tubing with rigid
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	Secondary Repairs	
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Assumes 215 windows

9032-34 S Dauphin Avenue		
Portfolio: C		
Repair	Priority	Notes
Sand and refinish existing hardwood floors throughout. Provide transitions to adjacent flooring surfaces if not flush with hardwood.	current code violation	Assuming 460 SF per unit of space; Labor and Material (\$4) Unit 2N
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	current code violation	2N
Provide protection of underside of wood framed common stairs to comply with code.	current code violation	
Provide new thermally broken storefront entrance system	current code violation	
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	current code violation	Ceiling - Exposed Joist
Structural Engineer to review existing structure and foundation/footing conditions.	current code violation	Joist Over-Notched
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Façade Examination	current code violation	A+E - Rear at Porches
Tuckpoint/repair masonry	current code violation	Assumes 6,100 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	current code violation	Approximately 5 foot per lintel
Sill repair and cleaning	current code violation	Approximately 3 foot per sill
Repair/replace fencing.	current code violation	Chain Link - Fence over 5'
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	current code violation	Assumes 59 windows
Repair/replace gutters/scuppers and downspouts.	current code violation	
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per corridor floor
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Replace PVC with metal on HWHs, leak at relief valves
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement doors
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	Secondary Repairs	Assume 3 per Unit and 1 per floor
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 3 per unit
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	Secondary Repairs	Allowance per unit
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	Secondary Repairs	
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace missing and damaged glass block.	Systematic Repairs	Assumes 5 SF per opening

9300 S Bishop Street		
Portfolio: C		
Repair	Priority	Notes
Repair/replace significant damage to existing gypsum board and flooring due to water damage	current code violation	Assuming 100 SF per unit
Provide new thermally broken storefront entrance system	current code violation	
Exterminate pest infestations and provide complete assessment implementation for pest control.	current code violation	
Tuckpoint/repair masonry	current code violation	Assumes 4,650 SF Masonry
Provide matching brick/mortar infill at unused openings on the ground floor.	current code violation	
Post ownership signage on exterior of building. Post "no loitering" signage on exterior.	current code violation	
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 5 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	current code violation	Assume 2 per floor per entrance
Replace/install exterior lighting with Energy Star dark sky LED lighting in existing locations	current code violation	Allowance
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor per entrance
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Grounding; secure conduit and boxes/pipe; remove exposed wiring
Provide hard pipe connections to toilets, kitchen sinks, and lavs - flex lines not acceptable	current code violation	Allowance per unit
Repair/replace existing dysfunctional plumbing & leaky connections.	current code violation	Repair hot water pressure
Reinstall plumbing at non-code compliant connections; Replace that PVC goes directly into ground/slab.	current code violation	
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Basement door
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance
Convert all pull-chain fixtures to toggle switch with enclosed lamps.	Secondary Repairs	Assume 4 per Unit
Relocate electric breaker panel access to comply with clearances and accessibility.	Secondary Repairs	Located in Basement
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Supply and install 100% new Energy Star Refrigerator by GE and GE gas range at dwelling units. ADA appliances in accessible units.	Systematic Repairs	Fridges Missing
Provide and install new moisture-resistant painted MDF wood sills at windows, Extra or equal. Provide scarf joint 16" up jamb from sill with new framing and drywall	Systematic Repairs	Assumes 184 windows
Provide exterior door frames and doors with peepholes (2 at ADA doors) for rear entries and porches.	Systematic Repairs	
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening - not at replaced windows
Replace windows w/ new thermally-broken vinyl windows meeting CBC and energy code requirements.	Systematic Repairs	Assumes 10 Replacement windows
Replace broken window pane w/ new IGU complying with current energy code and CBC requirements.	Systematic Repairs	Multiple broken windows
Flush radiators, install new traps. Repair if necessary.	Systematic Repairs	Leakage
Provide grease traps (where applicable), proper connections, and closures to open plumbing in order to prevent exposing sewer gasses.	Systematic Repairs	

9942 S Walden Parkway		
Portfolio: C		
Repair	Priority	Notes
Remove refuse and debris from unit and building (this is a code violation in some buildings.)	current code violation	Remove from Units and Hallways
Provide new thermally broken storefront entrance system	current code violation	
Repair concrete walkways at grade at entry as needed for accessible path.	current code violation	north and south walks
Replace SD/CO in common areas and apartments - local only. Code requires 110V interconnected SD in every bedroom and within 15' outside bedroom doors and within 3' of bathroom doors.	current code violation	Assume 3 per Unit and 1 per corridor floor
Install/recharge/retag Grade 2A Fire Extinguishers in common area hallways.	current code violation	Assume 1 per floor
Provide new LED exit signs Sure-Lites LED LPX series, Model # LP/EM-2A-LED-120-WH-CPY with battery back up and emergency battery lights in common areas to replace old fixtures.	current code violation	Assume 1 per floor + Entry
Replace deteriorating electrical enclosure, metering, and panels/distribution equipment. Enclose and secure all loose and open wiring raceways, and boxes.	current code violation	Service Conductors, - Panel, Sparks on Outlets
Provide new unit signage mounted to wall adjacent to unit doors. Includes all bldg signage: Way-finding signage throughout all corridors and stairs that meets ADA requirements; New Stairwell re-entry signage on corridor side of each floor, including 6" high ADA compliant identification for stairwell and Area of Rescue Assistance (AORA signage must be illuminated and visible from the corridor). Colors and materials to be selected by Architect.	Secondary Repairs	Allowance per floor per entrance
Provide new painted SC 60-90 minute fire rated unit entry doors/frames. Include peep holes (2 at ADA units), mortised lever hardware, closer, and knocker.	Secondary Repairs	
Infill common stair and ramp railings and provide top extension to comply with code required guard/rail heights. Install wall rail at 34-38" AFF where applicable. 42" guardrails required at open landings. Infill missing/damaged pickets.	Secondary Repairs	front and back entries
Provide new fire rated common area doors and frames with lever hardware and closer	Secondary Repairs	Rear, Boiler and Janitor Doors
Repair walls/ceilings in mechanical areas in basement and provide 1 hour fire separation between mechanical/residential areas.	Secondary Repairs	
Boilers required to be protected by min 1 hr rated enclosure.	Secondary Repairs	
Provide Separate Room for Electrical Main with 1-2hr fire rated enclosure depending on service Amps.	Secondary Repairs	Allowance - might have to be relocated
Provide new Energy Star LED fixtures in stairs/corridors and common spaces (one-for-one basis). Closed top and sides	Secondary Repairs	Assume 2 per floor/entry
Provide GFCI receptacles in apartment kitchens/baths as needed.	Secondary Repairs	Allowance of 4 per unit
Tuckpoint/repair masonry	Systematic Repairs	Assumes 10,000 SF Masonry
Lintel repair and painting. Lintels over 6' to be reviewed by structural Engineer.	Systematic Repairs	Approximately 4 foot per lintel
Scrape existing sealant and replace with new sealant and break tape at window and door openings.	Systematic Repairs	Approximately 16 LF per opening
Repair/replace missing and damaged glass block.	Systematic Repairs	Assumes 8 SF/ glass block opening
Repair/replace or install electrical receptacles and switches & wiring.	Systematic Repairs	Allowance 24/unit